

JAGOB MARTIN

ARY ...

3465 CURRY LANE ABILENE, TX 79606 325-695-1070 1508 SANTA FE DR,

1508 SANTA FE DR, STE 204 WEATHERFORD, TX 76086 817-594-9880

TBPLS FIRM# 10024300

PRELIMINARY
This document shall not be recorded for any purpose.

PLANNING COMMISSION THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS, AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES, AND ARTICLE 927B PENAL CODE OF TEXAS, AS AMENDED. DATE CHAIRMAN ATTEST	PLANNING DIRECTOR FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS. DATE PLANNING DIRECTOR
DATE PLANNING DIRECTOR	FEES
COUNTY CLERK I CERTIFY THAT THE SUBDIVISION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON DATE FILE NUMBER	DIRECTOR OF PUBLIC WORKS THE DEDICATION FILED, IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS
COUNTY CLERK COUNTY TEXAS	

DEPUTY

DIRECTOR OF PUBLIC WORKS

LOT 6, BLOCK "A",

SHOPS AT ABILENE ADDITION CABINET 3, SLIDE 641 ACKNOWLEDGEMENT
THE STATE OF TEXAS:

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED

COUNTY OF

ROBERT NASH, OWNER

KNOWN TO ME TO BE THE PERSON AND PRESIDENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID

A TEXAS CORPORATION, AND THAT SHE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ______

LOT 6, BLOCK "A", SHOPS AT ABILENE ADDITION

DALSAN PROPERTIES - ABL

DAY OF ______ A.D. 2017

NOTARY PUBLIC COUNTY, TEXAS

REMAINDER OF LOT 104,

BLOCK "C", SECTION 2, SOUTHWEST DRIVE ADDITION CABINET 1, SLIDE 529

FLOOD ZONE AE -

LOT 304

7.797 ACRES

OWNER'S CERTIFICATE AND DEDICATION

THE UNDERSIGNED PRESIDENT OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAS CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF

LOT 304, BLOCK C
BEING A REPLAT OF A PORTION OF
LOT 104, BLOCK C
SOUTHWEST DRIVE ADDITION,
CITY OF ABILENE, TAYLOR COUNTY, TEXAS

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS AND OTHER PUBLIC LANDS SHOWN THEREON THE LANDS INCLUDED WITHIN SUCH PLAT OR SUBDIVISION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

SEE ATTACHED METES & BOUNDS DESCRIPTION

KECUTED THIS _____ DAY OF_____

ROBERT NASH, OWNER DALSAN PROPERTIES — ABL

OT 1, BLOCK "D", SECTION 2,

SOUTHWEST DRIVE ADDITION

CABINET 1, SLIDE 449

LOT 402, BLOCK "A",

SANTA FE VILLAGE

CABINET 4, SLIDE 29 /

BLOCK "A",

SANTA FE VILLAGE CABINET 4, SLIDE 29 PRTCT

RADIUS=220.00'

L.C.=N45°33'02"W

DELTA =25°07'46" LENGTH=244.71' L.C.=N45°33'02"W

LOT 6, BLOCK "A",

SHOPS AT ABILENE ADDITION

CABINET 3, SLIDE 641
PRICT

289.20' /

DELTA =25°07'46" LENGTH=282.88' SCALE: 1" = 100'

REBAR STAKE FOUND SCALE: 1" = 100'

REBAR STAKE FOUND SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

CERTIFICATION

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HEREWITH REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE "SUBDIVISION REGULATIONS" OF THE CITY OF ABILENE.

LOT 304, BLOCK C
BEING A REPLAT OF A PORTION OF LOT 104, BLOCK C
SOUTHWEST DRIVE ADDITION,
CITY OF ABILENE, TAYLOR COUNTY, TEXAS

This Part Marker SET **

(SYMBOL)

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

LOT 100'

SURVEYOR CERTIFICATE AND PLAT DESCRIPTION

LOT 304, BLOCK C
SOUTHWEST DRIVE ADDITION,
CITY OF ABILENE, TAYLOR COUNTY, TEXAS

PROPERTY OWNER:

DALSAN PROPERTIES — ABL

c/o ROBERT NASH

2001 PRESTON ROAD

PLANO, TX. 75093—2313

INSTRUMENT NO. 2012—16405

OPR

L E G E N D

O - SET 1/2" REBAR W/CAP MARKED "J&M 4247"

■ - FND 1/2" REBAR (UNLESS OTHERWISE NOTED)

- - - - - - EASEMENT BOUNDARY (AS NOTED)

L.C. - LONG CHORD

PR - PLAT RECORDS OF TAYLOR COUNTY, TEXAS

OPR - OFFICIAL PUBLIC RECORDS OF TAYLOR COUNTY, TEXAS

UE - UTILITY EASEMENT

P.O.B. - POINT OF BEGINNING

AE - ACCESS EASEMENT

DIAT NOTES

1. AREA OF SUBDIVISION = 7.797 ACRES. THERE IS NO PUBLIC R.O.W. DEDICATION FOR THIS PLAT.

2. A PORTION OF THIS SUBDIVISION LIES WITHIN THE 100—YEAR FLOODPLAIN

ACCORDING TO TAYLOR COUNTY FEMA FIRM MAP NO. 48441—C—0217—F EFFECTIVE JANUARY 6, 2012. 3. NO LAND WITHIN THIS SUBDIVISION WILL BE DEDICATED FOR PARKS,

FLOODWAYS OR OPEN SPACE.

4. THIS SUBDIVISION IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ABILENE, TEXAS.

5. MONUMENTATION WILL BE SET AS FOLLOWS: LOT CORNERS ARE 1/2"

REBAR RODS WITH PLASTIC CAPS STAMPED "J&M BOUNDARY"

6. IF OBSTACLES (FENCES, TRANSFORMERS, OPEN TRENCHES, ETC.) ARE ENCOUNTERED DURING THE COURSE OF SETTING MONUMENTATION, THOSE AFFECTED LOT CORNERS WILL BE SET AT AN OFFSET ALONG THEIR RESPECTIVE LOT LINES AT A WHOLE FOOT INTERVAL BETWEEN 1 AND 6 FEET. SURVEYOR WILL SET SAID OFFSET AS CLOSE AS PRACTICAL TO ACTUAL LOT CORNER AND WILL KEEP RECORD OF THE FINAL STAKED LOCATION.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE GRID AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83. DISTANCES ARE GRID AND CAN BE CONVERTED TO SURFACE BY MULTIPLYING EACH BY THE COMBINED SCALE FACTOR OF 1.000145275782.

FINISHED FLOOR ELEVATION:
ALL FINISHED FLOOR ELEVATIONS SHALL BE 18"
MINIMUM ABOVE THE HIGHEST ADJACENT STREET

CURB AND 12" MINIMUM ABOVE THE HIGHEST ADJACENT GROUND ELEVATION.

RIJUDING SETRACK NOTES:

BUILDING SETBACK NOTES:
BUILDING SETBACK LINES SHALL COMPLY
WITH CURRENT CITY OF ABILENE ZONING.
CURRENT ZONING OF PROPERTY IS "PD".

EASEMENT NOTES:

U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

S.L.E. = STREET LIGHT EASEMENT

M.E. = MAINTENANCE EASEMENT

LOT 304, BLOCK C
BEING A REPLAT OF A PORTION OF
LOT 104, BLOCK C,
SOUTHWEST DRIVE ADDITION
CITY OF ABILENE, TAYLOR COUNTY, TEXAS

METES & BOUNDS DESCRIPTION 7.797 ACRES

BEING a 7.797 acre tract out of the remainder of Lot 104, Block C, Section 2, Southwest Drive Addition as shown per plat recorded in Cabinet 1, Slide 529, Plat Records, City of Abilene, Taylor County, Texas. Said 7.797 acre tract conveyed to Dalsan Properties-ABL, recorded in Volume 1353, Page 298, Deed Records of said Taylor County, Texas. Said 7.797 acre tract is more particularly described in metes and bounds as follows:

REGISTERED PROFESSIONAL LAND SURVEYOR

BEGINNING at a found "X" in concrete (N=6,834,880.5' and E=1,575,453.6') for the northeast corner of said Lot 104, northeast corner of the herein described tract, south right-of-way line of Clack Street and being the northwest corner of Lot 1, Block D, Southwest Drive Addition, Section 2 as shown per plat recorded in Cabinet 1, Slide 449 of said Plat Records, from which point of beginning the northeast corner of Lot 204, Block C of said Section 2 as shown per plat recorded I Cabinet 3, Slide 564 bears NA5°11'52"W 170.36 feet:

THENCE S33°17'48"W 128.25 feet along the east line of the herein described tract, west line of said Lot 1, Block D and being the east line of a 40' wide channel easement dedicated per plat recorded in said Section 2, Southwest Drive Addition, recorded in Cab. 1, Slide 449 of said Plat Records to a found chiseled "X" in concrete for the beginning of a curve to the left with a radius of 220.00 feet, a delta angle of 78°32'51" and a long chord which bears S05°55'58"E 278.53 feet;

THENCE continuing along said curve to the left an arc length of 301.60 feet to a found "X in concrete for the southerly corner of said Lot 1, Block D and being the southwest corner of Lot 402, Block A, Santa Fe Village as shown per plat recorded in Cabinet 4, Slide 29 of said Plat Records;

THENCE S45°14'15"E along the east line of the herein described tract and southwesterly line of said Lot 402, at 81.48 feet pass the most southerly corner of said Lot 402 and being the southeast corner of Lot 401, Block A, of said Santa Fe Village Plat, a total distance of 138.93 feet to a found "X" in concrete for the beginning of a curve to the right with a radius of 276.12 feet, a delta angle of 46°45'41" and a long chord which bears S21°51'41"E 219.15 feet;

THENCE continuing along said curve to the right an arc length of 225.35 feet to a found "X" in concrete for the end of said curve;

THENCE S01°32'35"W 35.02 feet along east line of the herein described tract and southwesterly line of said Lot 401 to a found "X" in concrete for the southeast corner of the herein described tract and being in said southwesterly line of Lot 401;

THENCE N88°27'26"W along the south line of the herein described tract, at 40.04 feet pass the northeast corner of Lot 106, Block A of the Shops of Abilene Addition, as shown per plat recorded in Cabinet 3, Slide 799 of said Plat Records, continuing along said south line and northeasterly line of said Lot 106, a total distance of 493.60 feet to a 3/8 inch rebar rod found underneath an existing interior curb corner (about 12 inches below the top of said curb) for the most southerly southwest corner of the herein described tract and being an interior corner of said Lot 106, from which point a found PK nail bears S45°14'29"E 14.99 feet;

THENCE N45°13'20"W 331.73 feet along said common line of Lot 106 and of the herein described tract to a found "X" in concrete for the southeast corner of said Lot 204, Block C and a southerly corner of the herein described tract;

THENCE along the common line between said Lot 204, Block C, Section 2, Southwest Drive Addition and west line of said remainder tract of Lot 104 the following calls:

N44°47'02"E 105.07 feet to set ½" capped iron rod marked "J&M BOUNDARY",

N45°12'04"W' 90.04 feet to a found railroad spike, N44°47'06" E 200.01 feet to a found railroad spike,

found 3/8 inch rebar rod bears N45°10'57"W 116.94 feet;

S45°20'36"E 6.61 feet to a found railroad spike, and N44°43'24"E 445.51 feet to a set ½ inch capped iron rod marked "J&M BOUNDARY" for the northwest corner of the herein described tract and said northeast corner of Lot 204, Block A and said south right-of-way line of Clack Street, from which point a

THENCE S45°10'57"E 170.40 feet along the north line of the herein described tract and said right-of-way line to said point of beginning and containing 7.797 acres of land.